

ORDINANCE NO. 1179

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF BEAUMONT, CALIFORNIA,
AMENDING CHAPTER 17.02 “ADMINISTRATION AND ENFORCEMENT”,
SECTION 17.02.030 TABLE 17.02-1 AND SECTION 17.02.070, OF THE BEAUMONT
MUNICIPAL CODE**

WHEREAS, the City Council desires to amend the Planning Commission Responsibilities and Plot Plan sections of the Beaumont Municipal Code to remove the Administrative Plot Plan in order to promote streamlined development processes to further implement the 2040 General Plan and the vision to promote economic development in the Beaumont Municipal Code; and

WHEREAS, duly noticed public hearing was conducted on this matter as required by law by the Planning Commission on December 28, 2024; and

WHEREAS, the Planning Commission recommends that the City Council approve the proposed amendments to the Municipal Code Chapters; and

WHEREAS, following the Planning Commission’s recommendation, the City Council has approved the amendment to Chapter 17.02 “Administration and Enforcement”, Section 17.02.030 “Planning Commission Responsibilities” Table 17.02-1 and Section 17.02.070 “Plot Plans” to remove references to the Administrative Plot Plan process and streamline the application process in the Beaumont Municipal Code; and

WHEREAS, duly noticed public hearing was conducted on this matter as required by law by the City Council on February 4, 2025; and

WHEREAS, the City Council of the City of Beaumont has reviewed the reasons for the recommendation of approval by the Planning Commission as described above;

**THEREFORE, THE CITY COUNCIL OF THE CITY OF BEAUMONT DOES
HEREBY ORDAIN AS FOLLOWS:**

SECTION 1: The City Council hereby finds that the amendment to Chapter 17.02 “Administration and Enforcement”, Section 17.02.030 “Planning Commission Responsibilities” Table 17.02-1 and Section 17.02.070 “Plot Plans” to remove references to the Administrative Plot Plan process and streamline the application process in the Beaumont Municipal Code

SECTION 2: The amendment of Chapter 17.02.030 “Planning Commission Duties and Responsibilities” Table 17.02-1 and Chapter 17.02.070 “Plot Plans”, attached hereto as Exhibit "A", is hereby approved.

SECTION 3: The City Council finds that the actions contemplated by this Ordinance are exempt from the California Environmental Quality Act ("CEQA") pursuant to 15061(b)(3), CEQA review is not required because there is no possibility that this Ordinance may have a significant

effect upon the environment and the proposed amendments constitute a minor alteration in a land use limitation under CEQA Guidelines Section 15305, and such a land use limitation is a permissible exercise of the City's zoning powers.

SECTION 4: This Ordinance shall take effect thirty (30) days after its final passage and within fifteen (15) days after its passage the City Clerk shall cause a summary to be published in a newspaper of general circulation, printed and published in the City of Beaumont, in a manner prescribed by law for publishing of ordinances of said City.

MOVED AND PASSED upon first reading this 4th day of February 2025, by the following roll call vote:

AYES: Fenn, Martinez, White, Voigt, Lara

NOES:

ABSTAIN:

ABSENT:

MOVED, PASSED AND ADOPTED this 18th day of February 2025, upon second reading by the following roll call vote:

AYES: Fenn, Martinez, White, Voigt, Lara

NOES:

ABSTAIN:

ABSENT:



Mike Lara, Mayor

Attest: 
Nicole Wheelwright, Deputy City Clerk

Approved as to form:



John O. Pinkney, City Attorney

17.02.030 Planning Commission duties and responsibilities.

The duties of the Planning Commission are outlined in this section.

- A. The Planning Commission shall instruct the Community Development Director to exercise administrative duties where applicable;
- B. The Planning Commission shall conduct public hearings to consider and make recommendations to the City Council regarding general plan amendments, zone changes, zone variances, and specific plans;
- C. The Planning Commission shall conduct public hearing to recommend approval (to the City Council) of all the tentative parcel maps and tentative tract maps;
- D. The Planning Commission shall consider the appeals of determinations made by the Community Development Director regarding site plan reviews, signage plans, and temporary use permits; and,
- E. The Planning Commission shall conduct public hearings to approve plot plans, variances and conditional use permits.

Table 17.02-1 identifies the permits and approvals that may be necessary as required by this Zoning Code, as well as approving authority and appeal body.

Table 17.02-1 Permit Approval Matrix			
Application	Staff	Planning Commission	City Council
Conditional Use Permit	Review	Approval	Appeal
Final Map	Review	—	Approval
General Plan Amendment	Review	Recommendation	Approval
Lot Line Adjustment & Parcel Merger	Approval	Appeal	Appeal
Administrative Plot Plan Review	Approval	Appeal	Appeal
Plot Plan (without EIR)	Review	Approval	Appeal
Plot Plan (with EIR)	Review	Approval	Appeal
Sign Plans	Approval	Appeal	Appeal
Modification of Standards	Approval	Appeal	Appeal
Specific Plan	Review	Recommendation	Approval
Temporary Use Permit	Approval	Appeal	Appeal
Tentative Parcel Map	Review	Recommendation	Approval
Tentative Tract Map	Review	Recommendation	Approval
Variance	Review	Approval	Appeal
Zone Change	Review	Recommendation	Approval
Zoning Ordinance	Review	Recommendation	Approval

(Ord. No. 1128, § 2(Exh. B), 12-1-2020)

17.D.02.010 Plot Plans

- A. **Purpose.** The purpose of a Plot Plan is to provide a process for the review and approval or denial of applications for physical improvements to a site based on their scale, proximity to environmentally sensitive resource areas, or unique design features. The Plot Plan process is intended to encourage site and structural improvements which:
1. Promote excellence in site planning and design;
 2. Respect the physical and environmental characteristics of the site; and
 3. Ensure projects support the goals and objectives of the General Plan and other adopted City plans.
- B. **Applicability.**
1. **Major Plot Plan.** A Major Plot Plan is required for the following projects:
 - a. Any new nonresidential development with over 10,000 square feet of new gross floor area except as follows:
 - (i) Over 25,000 square feet of new or expanded gross floor area in commercial or mixed use zones not adjoining any residential zone; and
 - (ii) Over 50,000 square feet of new or expanded gross floor area in industrial zones not adjoining any residential zones.
 - b. Any new multi-family residential projects or project (including attached townhomes) with 10 or more units, or new subdivisions with 10 or more single-family dwellings project.
 - c. Where required in applicable Specific Plans.
 2. **Minor Plot Plan.** A Minor Plot Plan is required for the following projects:
 - a. Any new nonresidential development with up to 10,000 square feet of new gross floor area, except as follows:
 - (i) Up to 25,000 square feet of new floor area in commercial or mixed use zones not adjoining any residential zone;
 - (ii) Up to 50,000 square feet of new floor area in industrial zones not adjoining any residential zones.
 - b. Any new multi-family residential development (including attached townhomes) or new single-family subdivision with two to 10 units, consistent with this Title.
 - c. Any additions or expansions to existing multi-family residential, commercial, industrial, or mixed-use buildings unless exempted in accordance with Subsection 17.D.04.020.B.3 (Exemptions from Plot Plans).
 - d. Minor changes to the exterior of existing nonresidential buildings that require a Building Permit. This includes, but is not limited to, facade changes, changes in materials, relocation of storefront doors, and relocation and infill of windows or other openings.

- e. The construction of a new accessory structure or building consistent with this Title, unless exempt consistent with Subsection 17.D.04.020.B.3 (Exemptions from Plot Plans).
 - f. Accessory dwelling units consistent with Subsection 17.C.10.030.D.1 (Minor Plot Plan Required).
 - g. The construction of a new commercial, industrial, mixed-use, or multi-family parking lot.
 - h. Where required in applicable Specific Plans.
 - i. Any other project that is not subject to a Major Plot Plan and is not exempt by Subsection 17.D.04.020.B.3 (Exemptions from Plot Plans).
3. ***Exemptions from Plot Plans.*** The following projects are exempt from the requirements for a Plot Plan and are only reviewed with an application for a Building Permit, if required:
- a. Single-family and multi-family projects that comply with the City's residential objective design standards at Sections 17.C.10.210 (Single-Family Dwellings) and 17.C.10.180 (Multi-Family Dwellings) and are eligible for ministerial review consistent with state law.
 - b. Additions and alterations to existing buildings and structures that will not increase the gross floor area of the building by more than 10 percent or 5,000 square feet, whichever is less; will not involve any alterations along any street-facing façade; and will match the existing or historic design of the building.
 - c. Construction, reconstruction, alterations, improvements, and landscaping for a project developed in compliance with a previously issued Plot Plan or landscape plan.
 - d. Any form of repair or maintenance work where the work solely involves the replacement of materials in like kind and form (e.g., re-roof, window replacement, etc.), or to any repair or maintenance work in areas not visible to the public from the public right-of-way or areas accessible to the public.
 - e. Changes to exterior building colors; addition, modification, or removal of minor architectural elements.
 - f. Installation of landscaping no more than 2,500 square feet in an area where no other construction activity is planned.
 - g. Construction of fences and walls that are consistent with Section 17.C.02.030 (Fences and Walls) and this Title.
 - h. Alterations and improvements required in whole or part to meet federal or state requirements to accommodate persons with disabilities.
 - i. New accessory structures that are exempt from obtaining a Building Permit.
- C. **Application Requirements.** A Plot Plan application shall be prepared, filed, and processed in compliance with Chapter 17.D.02 (Procedures) and this Section.

- D. **Authority.** The Review Authorities for Major Plot Plans and Minor Plot Plans are identified in Table 17.D.02.030-A (Review Authorities) and Subsection 17.D.04.020.B (Applicability), subject to Subsection 17.D.02.040.B.3 (Multiple Applications) and Subsection 17.D.02.040.O (Appeals).
- E. **Approval Procedures.**
1. **Director Evaluation.** After a proposed Plot Plan application has been deemed complete, the Director shall review the Plot Plan application to determine whether it conforms with the provisions of this Title in accordance with Chapter 17.D.02 (Procedures).
 2. **Major Plot Plan Hearing.** The Review Authority shall conduct a public hearing on a Major Plot Plan consistent with Subsection 17.D.02.040.G (Public Hearings).
 3. **Minor Plot Plan Review.** The Director shall approve or deny a Minor Plot Plan in compliance with the findings provided in Subsection 17.D.04.020.F (Findings).
- F. **Findings.** The Review Authority may approve a Plot Plan, with or without conditions of approval, only after making the following findings as applicable:
1. **Findings for All Plot Plans:**
 - a. The proposed project is consistent with this Title;
 - b. The proposed use and project are consistent with the goals and policies of the General Plan;
 - c. The project will not be detrimental to public health, safety, and general welfare; and
 - d. The proposed project is in compliance with the provisions of California Environmental Quality Act.
 2. **Findings for Specific Projects:**
- G. **Decision; Appeals; Expiration, Extensions, and Revisions.**
1. **Decision.** The Review Authority's decision shall be in compliance with Subsection 17.D.02.040.H (Findings and Decision).
 2. **Appeals.** The Review Authority's decision may be appealed as provided in Subsection 17.D.02.040.O (Appeals).
 3. **Expiration, Extensions, and Revisions.** Plot Plans are subject to expiration as provided in Subsection 17.D.02.040.K (Expiration of Permits) and may only be extended or revised as provided in Subsection 17.D.02.040.L (Extension of Time) and Subsection 17.D.02.040.M (Revisions to an Approved Project).